

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: SCOTT S. COPINGER
Location: #21 ELM DRIVE
Item No.: 229 Zoning Agenda: NOVEMBER 26, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Noted and Approved
Planning Group
Special Inspection Division
Fire Prevention Bureau

JP/KEK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
TO: Arnold Jablon, Director DATE: November 26, 1991
Zoning Administration and Development Management
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for November 26, 1991

The Development Engineering Division has reviewed the subject zoning items and we have no comments for items 194 (Case 89-034 A), 216, 229, 230, 231, 232 and 234.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Development Engineering Division

RWB:s

BALTIMORE COUNTY
ECONOMIC DEVELOPMENT COMMISSION

Memorandum

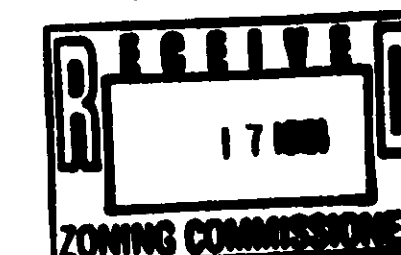
TO: Julie Winiarski
Office of Zoning Administration and
Development Management
FROM: A. J. Haley, Acting Director
Economic Development Commission
DATE: November 7, 1991
RE: Zoning Advisory Comments for Meeting of November 26, 1991

This office has no comment for items 216, 229, 230, 231, 232, or 234.

RECEIVED
NOV 21 1991
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management
DATE: December 13, 1991
FROM: J. James Dieter, Director
SUBJECT: Petition for Zoning Variance - Item 229
Coping Property
Chesapeake Bay Critical Area Findings



SITE LOCATION

The subject property is located at 21 Elm Drive in the Wilson Point Community. The site is within the Chesapeake Bay Critical Area and is classified as an Intensely Developed Area (IDA).

APPLICANT'S NAME Scott S. and Josephine M. Copinger

APPLICANT PROPOSAL

The applicant has requested a variance from section 400.1 of the Baltimore County Zoning Regulations to permit an accessory structure (shed) to be located in the side and front yard in lieu of the rear yard and outside of the third of the lot farthest removed from the street, and to have a six inch setback in lieu of the required 2.5 feet.

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

1. "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts." <COMAR 14.15.10.01.0>

Memo to Mr. Arnold Jablon
December 13, 1991
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REGULATIONS AND FINDINGS

1. Regulation: "No dredging, filling, or construction in any wetland shall be permitted. Any wetland must be adequately protected from contamination" <Baltimore County Code Sec. 22-98>.

Finding: No tidal or non-tidal wetlands were found on this site, or in the vicinity of the site.

2. Regulation: "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" <Baltimore County Code Sec. 22-213(a)>.

Finding: There are no tidal waters, tidal wetlands, or tributary streams on or within 100 feet of this property.

3. Regulation: "New development and redevelopment within the IDA shall use Best Management Practices or other technology which reduces pollutant loadings by 10% of the on-site level prior to new development or redevelopment" <Baltimore County Code Sec. 22-216(a)>.

Finding: At present, rooftop runoff is collected in rainpouts and directed to pervious areas to encourage maximum infiltration. Infiltration of stormwater is a recommended Best Management Practice in a "Framework for Evaluating Compliance with the 10% Rule in the Chesapeake Bay Critical Area".

Trees are also an important factor in improving water quality. The roots of trees greatly improve the infiltration rate of storm water and efficiently remove nitrogen from subsurface flows of groundwater. Trees also act as both a barrier and a sponge, blocking and absorbing eroding soils and the phosphorous associated with them. Therefore, the following plant material shall be selected from the enclosed list and planted in addition to existing vegetation.

Small tree list: 2 items - ball and burlap or 2 gallon container size.

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CONCLUSION

The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and Findings listed above. This proposal does comply with Chesapeake Bay Critical Area Regulations, and is therefore approved. If there are any questions, please contact Ms. Patricia M. Farr at 887-2904.

J. James Dieter
J. James Dieter, Director

JJD:SO:ju
Attachment

cc: Mr. and Mrs. Scott Copinger

COPINGER/TXTNNS

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: December 12, 1991

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: November 26, 1991

This office has no comments for item numbers 216, 229, 230, 231 and 234.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/lvd

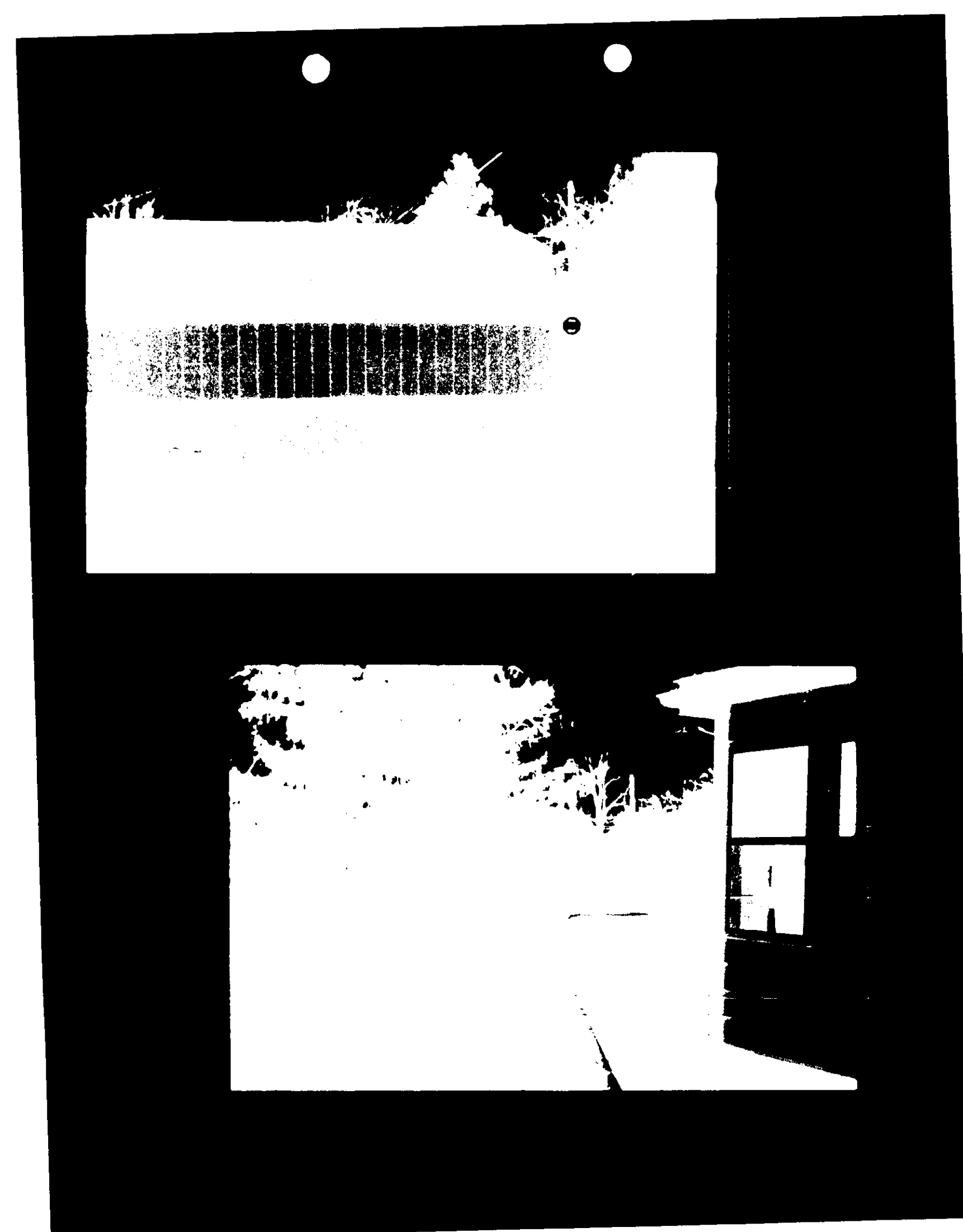
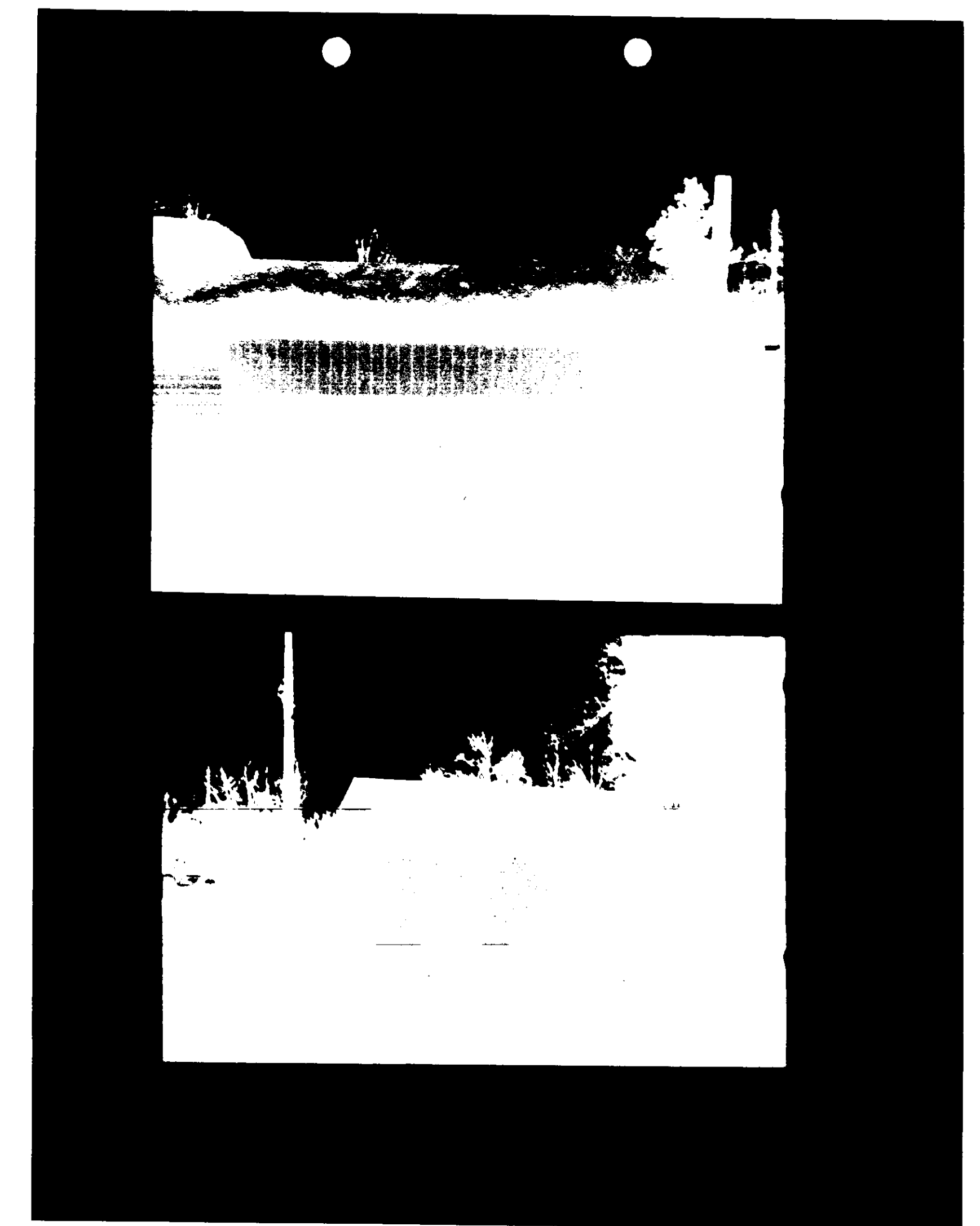
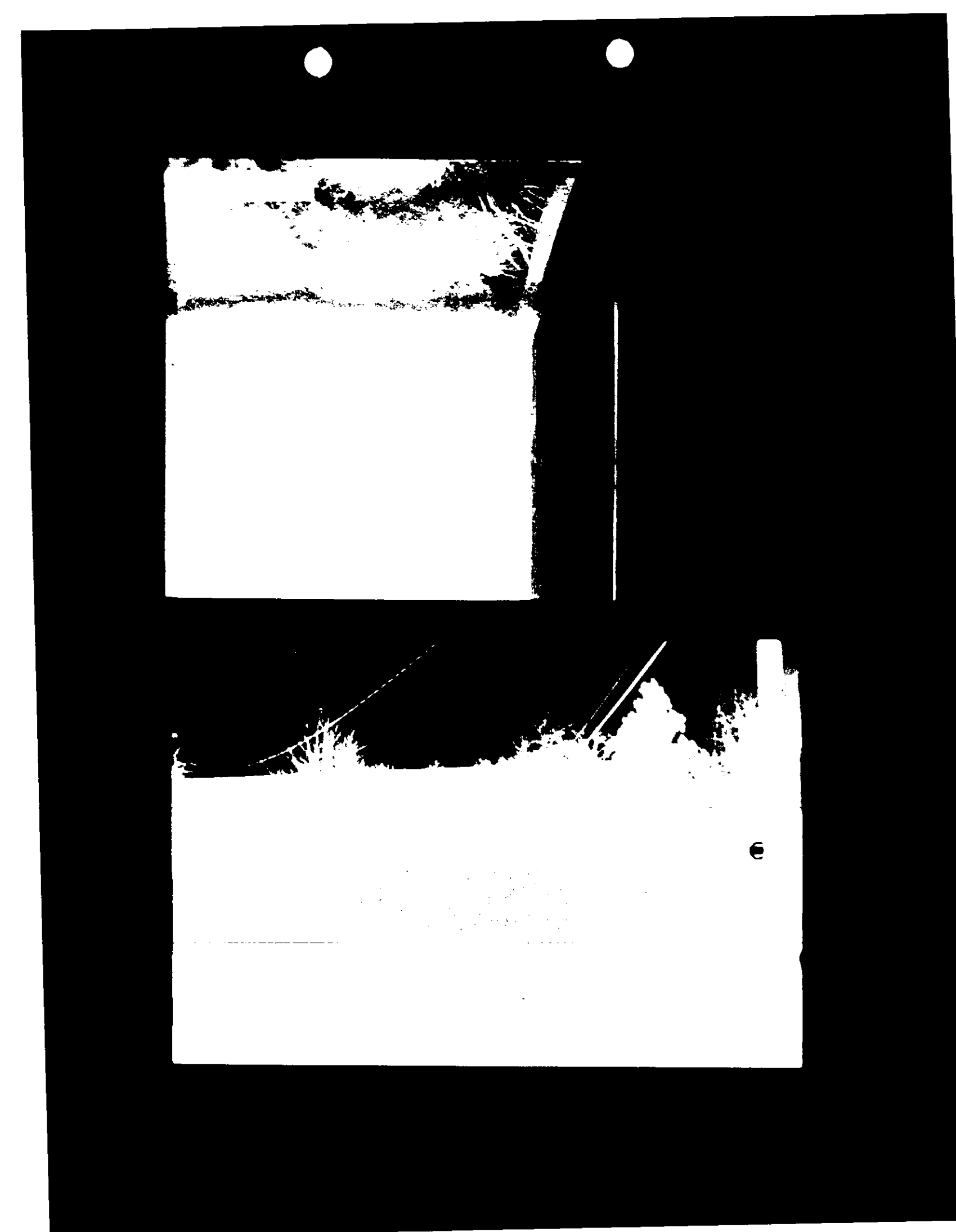
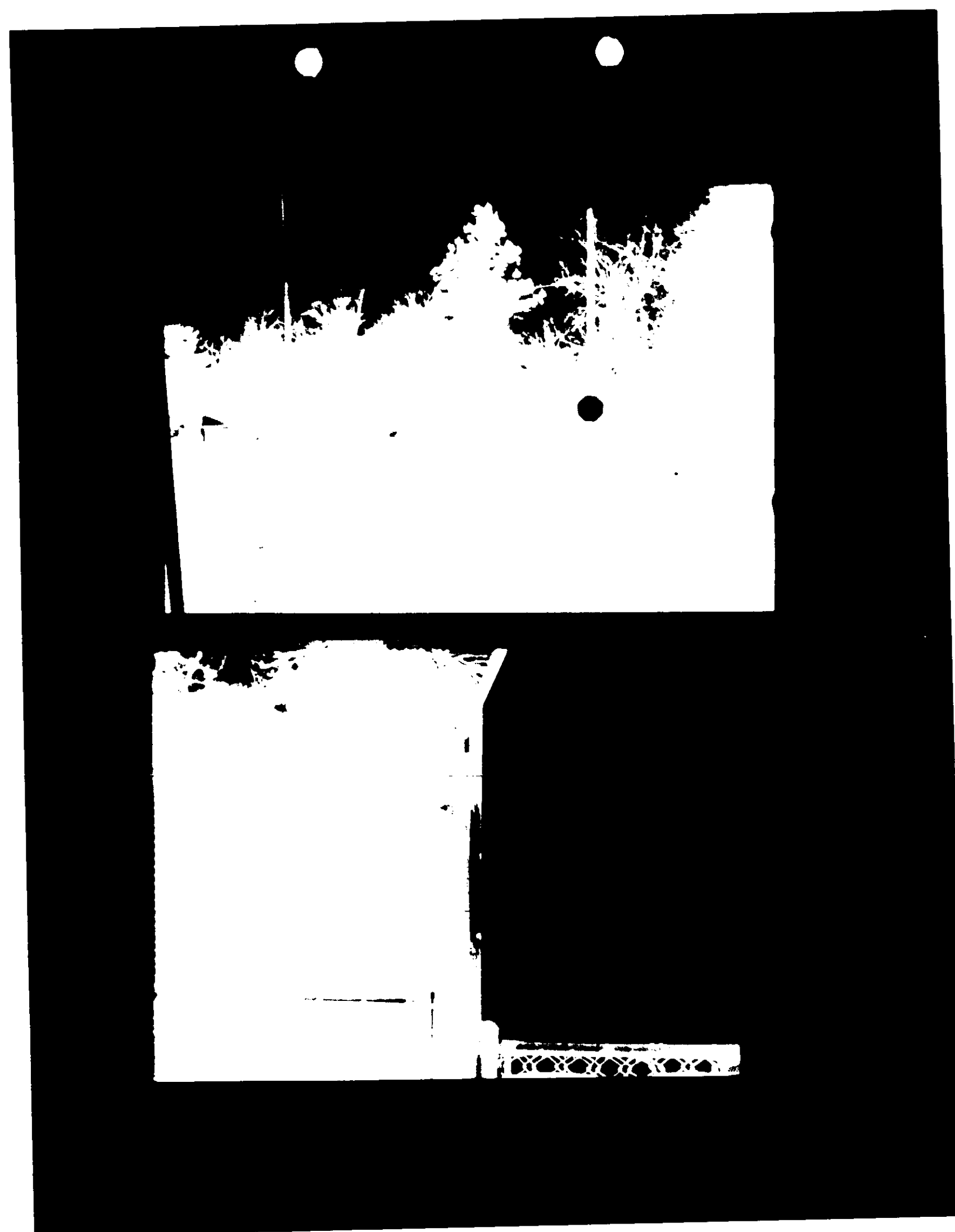
PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Scott S. Copinger (Josephine)	21 ELM DRIVE BALTO. MD. 21202

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
Helena J. Priest	2912 Montross Ave.
James N. Priest	Balto. Md. 21203
	Same address

[illegible]